

48-416

BK7786PG154

TRANSFER  
TAX  
PAID

WARRANTY DEED

046175

J. Harold McQuade of Rumford, Maine, for consideration paid, grants to Charles T. Ferris and Jonathan G. Culver of Waterville, Maine, as joint tenants with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing in the east line of Main Street, so-called, twenty-four (24) feet northerly measuring in said line of Main Street from a stone sunk in the ground and at the point of intersection of the east line of Main Street with the north line of Temple Street, so-called; thence easterly at right angles to said Main Street sixty (60) feet and six (6) inches; thence northerly and parallel with said Main Street twenty-five (25) feet; thence westerly at right angles to Main Street sixty (60) feet and six inches to the east line of said Main Street; thence southerly on the east line of said Main Street twenty-five (25) feet to the point of beginning, meaning and intending to describe the real estate with building thereon situated at 133-135 Main Street in Waterville, Maine, together with the right-of-way from the rear of said lot and easterly in the course of said lot to and over a twenty-four (24) foot pass way to Temple Street; and excepting and reserving all rights of easement that the Grantors herein of the premises situated next southerly of the above-described premises may have in the premises hereby conveyed.

Also conveying to grantee and its assigns an easement over the common stairway, which accesses the second floor of the property, described above. Excepting and reserving to grantor, his heirs and assigns an easement over the common stairway which accesses the second floor of the property which abuts the above described property. Grantor and Grantee hereby agree for themselves their heirs and assigns to share equally in the repair and maintenance of the common stairway referred to above.

Charles Ferris (Jonathan Culver &  
R Silver ST

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Being the same premises conveyed to J. Harold McQuade by deed of Richard L. Russell and Lillian Russell recorded in the Kennebec County Registry of Deeds in Book 2878, Page 213.

WITNESS my hand and seal on November 14, 2003.

Jean B. McQuade  
WITNESS


J. Harold McQuade  
J. Harold McQuade

THE STATE OF FLORIDA  
\_\_\_\_\_, SS.

November 14, 2003

Then personally appeared the above named J. Harold McQuade and acknowledged the foregoing instrument to be his free act and deed.

Before me, David Habersham  
Notary Public

 David Habersham  
My Commission CC996806  
Expires January 28, 2005

RECEIVED KENNEBEC SS.

2003 DEC 31 AM 10:27

ATTEST Brenda L. H. H. H.  
CLERK OF DEEDS